

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

JULY 10, 2008

The State Building Commission met this day at 10:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

10:15 a.m.	Department of Education	Assistant Commissioner Robert Greene
10:18 a.m.	Department of Transportation	Commissioner Gerald Nicely
10:19 a.m.	Department of Correction	Commissioner George Little
10:26 a.m.	Department of Veterans Affairs	Commissioner John Keys
10:28 a.m.	Department of Environment and Conservation	Commissioner Jim Fyke
10:30 a.m.	Department of Children's Services	Commissioner Viola Miller
10:31 a.m.	Tennessee Wildlife Resources Agency	Director Gary Myers
10:32 a.m.	Department of Mental Health and Developmental Disabilities	Commissioner Virginia Betts
10:33 a.m.	University of Tennessee	Dr. John Petersen
10:40 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
10:48 a.m.	Department of Finance and Administration	
10:50 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Ron Ramsey, Lieutenant Governor
Dave Goetz, Commissioner, Department of Finance and Administration
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, State Architect's Office

Charles Harrison, Comptroller's Office
David Thurman, Legislative Budget Office

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Mark Wood, Secretary of State's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jerry Preston, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Russ Deaton, THEC
Stephanie Steele, THEC
Chris Cooper, Department of General Services
Murray Crow, Department of Environment and Conservation
Bill Finney, Real Property Administration
Anne Martin, Real Property Administration
Bill Blankenship, Blankenship & Partners
James Perdue, Department of Environment and Conservation
Doug Swisher, Department of Children's Services
John Carr, Finance and Administration
Cindy Liddell, Bond Finance
Sandi Thompson, Bond Finance
Nancy Blevins, Department of Finance and Administration
Steve Westerman, Real Property Administration

Paul Degges, Department of Transportation
Alan Durham, Department of Transportation
Gayle Ray, Department of Correction
Tom Robinson, Department of Correction
Mike Morrow, Department of Finance and Administration
Greg Steck, Real Property Administration
Don Samuels, Department of Veterans Affairs
Mark Cherpack, Department of Finance and Administration
Lisa Powers
Elvis Butler, Bell & Associates
Steve Campbell, Bell & Associates
Afsoon Hagh, Attorney General's Office
Doug Freeman, Real Property Administration
Ralph Mickle, Department of Mental Health and Developmental Disabilities
Mack Rhea, Department of Mental Health and Developmental Disabilities
Deborah Boshears-Davis, Department of Education
John Gromos, Turner Universal

Speaker Naifeh called the meeting to order at 10:15 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF EDUCATION

10:15 a.m.

Assistant Commissioner Robert Greene requested action on the following matters.

LINE-ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee with authority to act.
 - A. **TN School for the Deaf - Knoxville**
(Infrastructure Study)
Estimated Project Cost: \$250,000.00
SBC Project No. 168/007-01-2008
 - B. **TN School for the Blind - Nashville**
(Building Upgrades)
Estimated Project Cost: \$1,450,000.00
SBC Project No. 168/005-02-2008
 - C. **TN School for the Blind - Nashville**
(Guest Cottage Replacement)
Estimated Project Cost: \$460,000.00
SBC Project No. 168/005-03-2008
 - D. **Alvin C. York Institute - Jamestown**
(Accessibility Upgrades)
Estimated Project Cost: \$1,632,000.00
SBC Project No. 168/001-02-2008

STATEWIDE

- 1) Approved a request to employ the following **Consultants** to assist the Department with professional design services from October 1, 2008 through September 30, 2009.
 - A. **Architectural – Middle Tennessee**
Estimated Project Cost: \$20,000.00
SBC Project No. 162/000-01-2008
 - B. **Architectural – East Tennessee**
Estimated Project Cost: \$40,000.00
SBC Project No. 162/000-02-2008

TENNESSEE SCHOOL FOR THE DEAF, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgement of the source of funding from \$1,930,000.00 to \$1,885,000.00 (\$45,000.00 decrease) of a project for **Fire Code Upgrade** at Tennessee School for the Deaf, Knoxville, Tennessee.

Revised Estimated Project Cost: **\$1,885,000.00**
SBC Project No. 168/007-02-2004

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$310,000.00 to \$355,000.00 (\$45,000.00 increase) of a project for **Fire Alarm Replacement** at Tennessee School for the Deaf, Knoxville, Tennessee, and approval to add the fire code upgrade by change order.

Revised Estimated Project Cost: **\$355,000.00**
SBC Project No. 168/007-04-2004

ALVIN C. YORK INSTITUTE, JAMESTOWN, TENNESSEE

- 1) Assistant Commissioner Greene presented a request for approval of a project to **Purchase Portables** at Alvin C. York Institute, Jamestown, upon recommendation by the Executive Subcommittee, based on the emergency situation involving proposed demolition of the original high school building. Commissioner Greene said that, after the Subcommittee meeting later that day, the decision made by the Subcommittee would determine whether the portables would be needed or not. Speaker Naifeh made a motion to refer the matter to the Subcommittee with authority to act. The motion was seconded and passed without objection.

Estimated Project Cost: **\$325,000.00**
SBC Project No. 168/001-03-2008

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DEPARTMENT OF TRANSPORTATION

10:18 a.m.

Commissioner Gerald Nicely requested action on the following matter.

REGION 3 - SMITH COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Wastewater Treatment Plant Upgrade** at the I-40 Welcome Center, Buffalo Valley, Smith County, with construction to be let and administered by TDOT, and with the selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost:	\$250,000.00
<i>SBC Project No.</i>	<i>243/020-01-2008</i>

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DEPARTMENT OF CORRECTION

10:19 a.m.

Commissioner George Little requested action on the following matters.

SOUTHEAST TENNESSEE REGIONAL CORRECTIONAL COMPLEX, BLEDSOE COUNTY, TN

- 1) Commissioner Little presented a request to approve the selection of Flintco, Inc. as Construction Manager / General Contractor for **New Prison** at Southeast Tennessee Regional Correctional Complex, Bledsoe County, based upon proposals received June 4, 2008 in response to the State's RFP. Treasurer Sims said he understood that the State had received two competent proposals and Flintco had the lowest cost and the highest rating for Qualification and Technical response and that the cost difference between the two was approximately \$700,000. He asked Mr. Fitts to outline for them the process and timeframe should one of the proposers be dissatisfied or want to file a protest. Mr. Fitts responded that they cannot open the records to the public until the SBC acts. But once the SBC acts, anyone who wants to file a protest has seven days to present their protest and basis for protest to the State Architect. The State Architect then reviews the protest and informs the protestor if he or she agrees or disagrees with the protest. The proposer then has a right to appeal a disapproval to the Commission. If the State Architect agrees with the protest, it is brought back to the Commission for their consideration.

Comptroller Morgan commented that the start of the process is with the State Architect. If the State Architect determines there is no basis for the protest, that entity would still have a right to bring their protest to the SBC. Treasurer Sims stated that to contest is not about just filing a letter. He said if the State Architect receives a letter in seven days, they have to be specific about their grounds for protest. He said he wanted to make sure everyone understands that there is an avenue available to protest, but only after the SBC accepts the selection of a proposer. After discussion, the request was approved as presented.

Estimated Project Cost: \$185,000,000.00
SBC Project No. 142/013-02-2004

STATEWIDE

- 1) Approved a request to employ **Consultants** to assist the Department with professional design services from October 1, 2008 through September 30, 2009.
 - A. **Engineering Consultant**
Estimated Project Cost: \$100,000.00
SBC Project No. 140/001-01-2008
 - B. **Architectural Consultant**
Estimated Project Cost: \$100,000.00
SBC Project No. 140/001-02-2008

DEPARTMENT OF VETERANS AFFAIRS

10:26 a.m.

Commissioner John Keys requested action on the following matters.

LINE ITEM APPROPRIATIONS

VETERANS CEMETERY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$405,000.00 to \$175,000.00 (\$230,000.00 decrease) of a project for **Site / Building Remediation** for the Veterans Cemetery, Nashville, Tennessee.

Revised Estimated Project Cost: **\$175,000.00**
SBC Project No. 682/000-02-2006

- 2) Approved a project and acknowledgment of the source of funding to **Resurface Roads** at the Tennessee State Veterans Cemetery, Nashville, Davidson County, with selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: **\$575,000.00**
SBC Project No. 682/000-01-2008

VETERANS CEMETERY, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,010,000.00 to \$1,370,000.00 (\$360,000.00 increase) of a project for **Drainage / Erosion Control** for the Veterans Cemetery, Memphis, Shelby County, Tennessee.

Revised Estimated Project Cost: **\$1,370,000.00**
SBC Project No. 682/000-01-2006

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:28 a.m.

Commissioner Jim Fyke requested action on the following matters.

LINE-ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee with authority to act.

A. Booker T. Washington State Park – Hamilton County

(City Sewer Connection)

Estimated Project Cost: \$1,200,000.00

SBC Project No. 126/010-01-2008

B. Chickasaw State Park – Henderson County

(Water System Upgrade – Group Camp)

Estimated Project Cost: \$975,000.00

SBC Project No. 126/021-01-2008

C. Montgomery Bell State Park – Dickson County

(Bridge Replacement)

Estimated Project Cost: \$1,775,000.00

SBC Project No. 126/054-01-2008

CUMBERLAND TRAIL STATE SCENIC PARK, CAMPBELL COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Trailhead Improvements** at Cumberland Trail State Scenic Park on three trails located in Hamilton County, with the option to have the work done by TDOT with assistance by Departmental consultant.

Estimated Project Cost: \$200,000.00

SBC Project No. 126/031-01-2008

BLEDSON CREEK STATE PARK, GALLATIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **New Boardwalk** at Bledsoe Creek State Park, Gallatin, with work to be accomplished by Park forces, equipment and Friend's Group, with assistance by Departmental consultant.

Estimated Project Cost: \$50,000.00

SBC Project No. 126/012-01-2008

STATEWIDE

- 1) Approved a request for a revision in scope of a project for **New Playgrounds & Equipment** at various parks, statewide, to include site/parking lot improvements.

Estimated Project Cost: \$655,000.00

SBC Project No. 126/000-02-2005

- 2) Approved a request for approval to employ the following **Consultants** to assist the Department with professional design services from October 1, 2008 through September 30, 2009.

A. Architectural Consultant

Estimated Project Cost: \$100,000.00

SBC Project No. 126/000-01-2008

B. Engineering Consultant

Estimated Project Cost: \$100,000.00

SBC Project No. 126/000-02-2008

- 3) Approved a request for approval to employ the following **Consultant** to assist the **Tennessee Historical Commission** with professional design services from October 1, 2008 through September 30, 2009.

A. Architectural Consultant

Estimated Project Cost: \$15,000.00

SBC Project No. 160/000-01-2008

DEPARTMENT OF CHILDREN'S SERVICES

10:30 a.m.

Commissioner Viola Miller requested action on the following matters.

LINE-ITEM APPROPRIATIONS

- 1) Approved the following projects with selection of designers referred to the Subcommittee with authority to act.

A. **Taft Youth Development Center**
(Water Plant Repairs / Modifications)
Estimated Project Cost: \$1,700,000.00
SBC Project No. 144/005-01-2008

B. **Mountain View Youth Development Center**
(Fire Alarm System Repair)
Estimated Project Cost: \$480,000.00
SBC Project No. 144/013-01-2008

STATEWIDE

- 1) Approved a request to employ an **Engineering Consultant** to assist the Department with professional design services from October 1, 2008 through September 30, 2009.

Estimated Project Cost: \$15,000.00
SBC Project No. 144/000-01-2008

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TENNESSEE WILDLIFE RESOURCES AGENCY

10:31 a.m.

Director Gary Myers requested action on the following matters.

LINE-ITEM APPROPRIATIONS

- 1)** Approved the following projects with the selection of designers referred to the Subcommittee with authority to act.
 - A. Region 1 – Gibson County**
(Humboldt Hatchery Ponds)
Estimated Project Cost: \$245,000.00
SBC Project No. 220/017-02-2008
 - B. Region 1 – Weakley County**
(Obion River Boating Access)
Estimated Project Cost: \$20,000.00
SBC Project No. 220/017-03-2008
 - C. Region 1 – Crockett County**
(Forked Deer River Boating Access)
Estimated Project Cost: \$20,000.00
SBC Project No. 220/017-04-2008
 - D. Region 3 – Cumberland County**
(Catoosa WMA Workbase Building)
Estimated Project Cost: \$320,000.00
SBC Project No. 220/005-01-2008
Designer required
 - E. Region 4 – Greene County**
(New Lick Creek Refuge Workbase Building)
Estimated Project Cost: \$170,000.00
SBC Project No. 220/020-01-2008
Designer required
 - F. Region 4 – Greene County**
(New Lick Creek Refuge Impoundments)
Estimated Project Cost: \$500,000.00
SBC Project No. 220/020-02-2008

G. Region 4 – Anderson County
(Eagle Bend Hatchery Ponds)
Estimated Project Cost: \$140,000.00
SBC Project No. 220/020-03-2008

H. Region 4 – Campbell County
(Norris Lake Boating Access)
Estimated Project Cost: \$60,000.00
SBC Project No. 220/020-04-2008

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**DEPARTMENT OF MENTAL HEALTH AND
DEVELOPMENTAL DISABILITIES**

10:32 a.m.

Commissioner Virginia Betts requested action on the following matters.

LINE-ITEM APPROPRIATIONS

- 1) Approved the following project with the selection of a designer referred to the Subcommittee with authority to act.

A. **Lakeshore Mental Health Institute**
(Essential Maintenance)
Estimated Project Cost: \$130,000.00
SBC Project No. 344/005-01-2008
Designer required

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$25,000.00 to \$35,000.00 (\$10,000.00 increase) of a project for **Fire Protection Consultant**, statewide.

Revised Estimated Project Cost: \$35,000.00
SBC Project No. 344/000-04-2007

- 2) Approved a request to employ the following **Consultants** to assist the Department with professional design services from October 1, 2008 through September 30, 2009.

A. **East Tennessee Consultant**
Estimated Project Cost: \$15,000.00
SBC Project No. 344/000-01-2008

B. **Middle Tennessee Consultant**
Estimated Project Cost: \$15,000.00
SBC Project No. 344/000-02-2008

C. **West Tennessee Consultant**
Estimated Project Cost: \$15,000.00
SBC Project No. 344/000-03-2008

D. **Fire Protection Consultant**
Estimated Project Cost: \$40,000.00
SBC Project No. 344/000-04-2008

UNIVERSITY OF TENNESSEE

10:33 a.m.

Dr. John Petersen requested action on the following matters.

LINE ITEM APPROPRIATIONS

A) Approved the following projects with selection of designers referred to the Subcommittee with authority to act.

A. UNIVERSITY OF TENNESSEE

- 1) **Facilities Assessment-Phase I**
Estimated Project Cost: \$ 400,000.00
SBC Project No. 540/009-02-2008

B. UNIVERSITY OF TENNESSEE AT CHATTANOOGA

- 1) **Central Energy Plant Boiler Replacement-Phase II**
Estimated Project Cost: \$ 3,360,000.00
SBC Project No. 540/005-01-2008
- 2) **McKenzie Arena-Digital Display System**
Estimated Project Cost: \$ 875,000.00
SBC Project No. 540/005-02-2008

C. UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS

- 1) **Humphreys GEB Improvements**
Estimated Project Cost: \$ 3,150,000.00
SBC Project No. 540/013-02-2008
- 2) **Dunn Building-4th Floor Renovation**
Estimated Project Cost: \$ 3,000,000.00
SBC Project No. 540/013-03-2008
- 3) **Book Store Renovations**
Estimated Project Cost: \$ 500,000.00
SBC Project No. 540/013-04-2008

D. UNIVERSITY OF TENNESSEE, INSTITUTE OF AGRICULTURE

- 1) **Plant Biotechnology Bldg-Programmatic Improvements**
Estimated Project Cost: \$ 500,000.00
SBC Project No. 540/001-02-2008
- 2) **Veterinary Teaching Hospital Improvements**
Estimated Project Cost: \$ 1,500,000.00
SBC Project No. 540/001-03-2008

F. UNIVERSITY OF TENNESSEE, KNOXVILLE

- 1) **Environmental Initiatives Projects (FY 2008-2009)**
Estimated Project Cost: \$ 2,000,000.00
SBC Project No. 540/009-03-2008
- 2) **Communications Building-Laboratory Renovation**
Estimated Project Cost: \$ 500,000.00
SBC Project No. 540/009-04-2008
- 3) **Science & Eng Bldg-Program Impr. Governor's Chairs**
Estimated Project Cost: \$ 1,700,000.00
SBC Project No. 540/009-05-2008
- 4) **Andy Holt Tower Renovation**
Estimated Project Cost: \$ 750,000.00
SBC Project No. 540/009-06-2008
- 5) **Student Aquatic Center-Front Desk Improvements**
Estimated Project Cost: \$ 250,000.00
SBC Project No. 540/009-07-2008
- 6) **Clement Hall Renovation-Phase III**
Estimated Project Cost: \$ 3,000,000.00
SBC Project No. 540/009-08-2008
- 7) **Dining Services Renovations**
Estimated Project Cost: \$ 9,000,000.00
SBC Project No. 540/009-09-2008
- 8) **McKenzie Lawson Athletic Ctr Addn (Planning)**
Estimated Project Cost: \$ 1,500,000.00
SBC Project No. 540/009-10-2008

- 9) **McClung Tower-Ren for Arts & Science Faculty**
Estimated Project Cost: \$ 500,000.00
SBC Project No. 540/009-11-2008
- 10) **Hoskins Library-OIT HVAC Upgrade**
Estimated Project Cost: \$ 400,000.00
SBC Project No. 540/009-12-2008
- 11) **White Ave Bldg-Ren for Computation Center**
Estimated Project Cost: \$ 950,000.00
SBC Project No. 540/009-13-2008
- 12) **Campus Beautification Projects (FY 2008-2009)**
Estimated Project Cost: \$ 2,750,000.00
SBC Project No. 540/009-14-2008
- 13) **Humanities Bldg-Communications Facility Ren**
Estimated Project Cost: \$ 850,000.00
SBC Project No. 540/009-15-2008
- 14) **Parking Garage Repairs**
Estimated Project Cost: \$ 500,000.00
SBC Project No. 540/009-16-2008
- 15) **Classroom Upgrades (FY 2008-2009)**
Estimated Project Cost: \$ 2,500,000.00
SBC Project No. 540/009-17-2008
- 16) **Laurel Surface Parking Lot**
Estimated Project Cost: \$ 850,000.00
SBC Project No. 540/009-18-2008
- 17) **Vehicle Testing & Assembly Facility**
Estimated Project Cost: \$ 750,000.00
SBC Project No. 540/009-19-2008

G. UNIVERSITY OF TENNESSEE AT MARTIN

- 1) **Boling Center Ballroom Renovation**
Estimated Project Cost: \$ 980,000.00
SBC Project No. 540/011-03-2008
- 2) **Athletic Field Lights & Field House**
Estimated Project Cost: \$ 1,500,000.00
SBC Project No. 540/011-04-2008

THE UNIVERSITY OF TENNESSEE, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$19,750,000.00 to \$27,750,000.00 (\$8,000,000.00 increase) of a project for **Thompson Boling Arena Improvements** at University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: **\$27,750,000.00**
SBC Project No. 540/009-22-2005

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$12,000,000.00 to \$26,000,000.00 (\$14,000,000.00 increase) of a project for **Student Health Clinic, Phase 1 & 2** at The University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: **\$26,000,000.00**
SBC Project No. 540/009-14-2007

- 3) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$2,000,000.00 to \$6,500,000.00 (\$4,500,000.00 increase) of a project for **Athletic Facilities Site Improvements** at The University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: **\$6,500,000.00**
SBC Project No. 540/009-13-2005

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$12,166,000.00 to \$12,966,000.00 (\$800,000.00 increase) of a project for **Accessibility Improvements** at the following University of Tennessee campuses:

A. **Chattanooga and Space Institute**
Revised Estimated Project Cost: \$1,955,900.00
SBC Project No. 540/000-01-1997

B. **Martin and Memphis**
Revised Estimated Project Cost: \$3,195,400.00
SBC Project No. 540/000-02-1997

C. **Knoxville and Agriculture**
Revised Estimated Project Cost: \$7,814,700.00
SBC Project No. 540/000-03-1997

Total Revised Estimated Project Cost: \$12,966,000.00

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **Estabrook Hall Renovation** at The University of Tennessee, Knoxville, to provide a new facility in lieu of renovating the existing building.

Estimated Project Cost: \$18,200,000.00
SBC Project No. 540/009-24-2005

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$87,000,000.00 to \$97,000,000.00 (\$10,000,000.00 increase) of a project for **Neyland Stadium Improvements Phase 1A, B & C** at The University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: \$97,000,000.00
SBC Project No. 540/009-02-2005

- 3) Approved a request for a revision in scope and funding and acknowledgement of the source of funding from \$1,200,000.00 to \$100,000.00 (\$1,100,000.00 decrease) of a project for **University Center Chilled Water Plant** at The University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-10-2005

- 4) Approved a project and acknowledgement of the source of funding for **Music Building Relocations** at the University of Tennessee at Knoxville, Tennessee.

Estimated Project Cost: \$2,000,000.00
SBC Project No. 540/009-20-2008

- 5) Approved a request for a revision in scope of a project for **Humes Hall Renovation** at the University of Tennessee Knoxville to include installation of fire sprinklers in Reese Hall.

Estimated Project Cost: \$5,800,000.00
SBC Project No. 540/009-18-2005

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding from \$1,700,000.00 to \$1,450,000.00 (\$250,000.00 decrease) of a project for **Boling and Molecular Sciences Chiller Replacement** at the University of Tennessee Health Science Center, Memphis, Tennessee.

Revised Estimated Project Cost: \$1,450,000.00
SBC Project No. 540/013-06-2004

- 2) Approved a request for a revision in scope and funding from \$300,000.00 to \$550,000.00 (\$250,000.00 increase) of a project for **IT Data Center Improvements** at the University of Tennessee Health Science Center, Memphis, Tennessee.

Revised Estimated Project Cost: \$550,000.00

SBC Project No. 540/013-01-2007

STATEWIDE

- 1) Approved a request to employ the following **Consultants** to provide professional services to University of Tennessee campuses from October 1, 2008 through September 30, 2009.

A. **U.T. Agriculture - \$50,000.00**

Architectural \$25,000.00

Mechanical/Electrical \$25,000.00

SBC Project No. 540/001-04-2008

B. **U.T. Chattanooga - \$160,000.00**

Architectural \$ 35,000.00

Mechanical \$ 25,000.00

Electrical \$ 25,000.00

Structural \$ 25,000.00

Environmental \$ 25,000.00

Landscape \$ 25,000.00

SBC Project No. 540/005-03-2008

C. **U.T. Knoxville - \$460,000.00**

Architectural \$120,000.00

Electrical \$140,000.00

Mechanical \$100,000.00

Structural \$ 60,000.00

Environmental \$ 40,000.00

SBC Project No. 540/009-01-2008

D. **U.T. Martin - \$50,000.00**

Architectural \$25,000.00

Electrical/Mechanical \$25,000.00

SBC Project No. 540/011-05-2008

E.	U.T. Health Science Center Memphis	\$230,000.00
	Architectural	\$ 60,000.00
	Electrical	\$ 50,000.00
	Mechanical	\$ 65,000.00
	Structural	\$ 20,000.00
	Environmental	\$ 35,000.00

SBC Project No. 540/013-05-2008

F.	U.T. Space Institute Tullahoma -	\$25,000.00
	Mechanical	\$25,000.00

SBC Project No. 540/020-01-2008

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TENNESSEE BOARD OF REGENTS

10:40 a.m.

Vice Chancellor David Gregory requested action on the following matters.

Line Item Appropriations

- 1) Approved the following Capital Maintenance projects with selection of designers referred to the Subcommittee with authority to act.
 - A. **Several Buildings Asbestos Abatement at East Tennessee State University**
Estimated Project Cost: \$1,260,000.00
SBC Project No. 166/005-02-2008
 - B. **Infrastructure Repairs/Replacement at Tennessee State University.**
Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/001-02-2008
 - C. **Several Buildings Roof Repair/Replacement at Tennessee State University.**
Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/001-03-2008
 - D. **Access and Security Updates at the University of Memphis.**
Estimated Project Cost: \$2,000,000.00
SBC Project No. 166/007-03-2008
 - E. **CBIH and East Campus Roof Replacement at Chattanooga State Technical Community College.**
Estimated Project Cost: \$430,000.00
SBC Project No. 166/012-01-2008
 - F. **Business and Technology Center Roof Replacement at Walters State Community College.**
Estimated Project Cost: \$500,000.00s
SBC Project No. 166/023-02-2008
 - G. **Restroom Corrections at Tennessee Technology Center @ Chattanooga.**
Estimated Project Cost: \$230,000.00
SBC Project No. 166/012-02-2008

- H. **Fire Alarm and Systems Update at Tennessee Technology Center @ Dickson.**
Estimated Project Cost: \$180,000.00
SBC Project No. 166/046-01-2008
- I. **Fire Alarm System and Structural Repairs at Tennessee Technology Center @ Hartsville.**
Estimated Project Cost: \$190,000.00
SBC Project No. 166/050-01-2008
- J. **Administration/Maintenance Building Roof Replacements at Tennessee Technology Center @ Pulaski.**
Estimated Project Cost: \$260,000.00
SBC Project No. 166/080-01-2008
- K. **Roof Replacement at Tennessee Technology @ Ripley**
Estimated Project Cost: \$280,000.00
SBC Project No. 166/082-01-2008
- L. **Restroom Update at Tennessee Technology Center @ Whiteville**
Estimated Project Cost: \$180,000.00
SBC Project No. 166/090-01-2008

2) Approved the following requests for increases in existing Capital Maintenance projects:

- A. Approved a request for a revision in source of funding and allocation of funding for **Pittard Campus School** at Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: \$4,640,000.00
SBC Project No. 166/009-12-2006
- B. Approved a revision in estimated project cost from \$22,762,749.81 to \$23,342,749.81 (a \$580,000.00 increase) and allocation of funding for **Avon Williams Campus Improvements** at Tennessee State University in Nashville, Tennessee.

Revised Estimated Project Cost: \$23,342,749.81
SBC Project No. 166/001-05-2001

- C. Approved a request for a revision in estimated project cost from \$480,000.00 to \$830,000.00 (a \$350,000.00 increase) and allocation of funding for
Roof Repairs at
Nashville State Technical Community College in Nashville, Tennessee.
- Revised Estimated Project Cost: \$830,000.00
SBC Project No. 166/034-01-2007
- D. Approved a request for a revision in estimated project cost from \$280,000.00 to \$1,000,000.00 (a \$720,000.00 increase) and allocation of funding for
Expo Center Roof Repair/Replacement at
Roane State Community College in Harriman, Tennessee.
- Revised Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/027-01-2007
- E. Approved a request for a revision in estimated project cost from \$740,000.00 to \$1,340,000.00 (a \$600,000.00 increase) and allocation of funding for
Farris Complex Fire Safety Corrections at
Southwest Tennessee Community College in Memphis, Tennessee.
- Revised Estimated Project Cost: \$1,340,000.00
SBC Project No. 166/033-02-2004
- F. Approved a request for a revision in estimated project cost from \$520,000.00 to \$960,000.00 (a \$440,000.00 increase) and allocation of funding for
Roof Replacements at
Tennessee Technology Center @ Morristown in Morristown, Tennessee.
- Revised Estimated Project Cost: \$960,000.00
SBC Project No. 166/072-01-2006
- G. Approved a request for a revision in estimated project cost from \$150,000.00 to \$450,000.00 (a \$300,000.00 increase) and allocation of funding for
Mechanical and Building Repairs at
Tennessee Technology Center @ Oneida in Oneida, Tennessee.
- Revised Estimated Project Cost: \$450,000.00
SBC Project No. 166/078-01-2007

- H. Approved a request for a revision in estimated project cost and allocation of funding as indicated below for
Accessibility Adaptations, and DESIGNER SELECTIONS for East Tennessee State University.

Project Number	Institution	Existing	Increase	Revised	Designer
166/003-02-1999	APSU	514,191	85,000	599,191	Violette Architecture
166/005-05-2002	ETSU	923,223	115,000	1,038,223	1) Fisher & Assoc. 2)tba
166/009-09-1999	MTSU	1,580,801	115,000	1,695,801	1)Max Johanson Maher 2)McFarlin-Hui-Pan
166/001-01-1999	TSU	812,052	85,000	897,052	1) P&A, 2) Hastings Archt
166/011-05-1999	TTU	1,613,989	85,000	1,698,989	1) Maffett & Assoc. 2) CFP Group
166/007-05-2002	UoM	953,816	115,000	1,068,816	1) Haizlip Studio 2) ADI Collaborative
166/012-03-1999	CSTCC	199,935	18,750	218,685	1) D. R. Barlew 2) Tune Design
166/013-01-1999	CISCC	424,735	12,500	437,235	David R. Barlew Architects
166/015-01-1999	CoSCC	192,013	12,500	204,513	1) P&A, 2) Adki Harr Assoc
166/017-02-1999	DSCC	54,178	12,500	66,678	1) CDA 2) AtkinsBuchnerPrice
166/019-02-1999	JSCC	103,660	12,500	116,160	1)CDA 2) Braganza
166/021-03-1999	MSCC	108,635	12,500	121,135	Maxwell Johanson Maher
166/034-04-1999	NSCC	76,137	12,500	88,637	1) P&A, 2) Moody-Nolan
166/038-02-2002	NSTCC	63,049	12,500	75,549	McGahey Associates
166/032-02-1999	PSTCC	112,957	18,750	131,707	Community Tectonics
166/027-02-1999	RSCC	81,986	18,750	100,736	Community Tectonics
166/033-02-2002	STCC	399,700	25,000	424,700	1) CDA 2) Braganza
166/025-01-1999	VSCC	89,287	21,000	110,287	1) P&A, 2) Adki Harr Assoc
166/023-02-1999	WSCC	128,083	18,750	146,833	Community Tectonics
\$808,500					

- I. Approved a request for a revision in estimated project cost from \$5,440,000 to \$7,240,000.00 (a \$1,800,000.00 increase), and allocation of funding for
Statewide Management Assistance.

Revised Estimated Project Cost: **\$7,240,000.00**
 SBC Project No. **166/000-05-2003**

3) Approved the following Disclosed projects with selection of designers referred to Subcommittee with authority to act.

- A. **Culp Kitchen Renovation** at
 East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost: **\$600,000.00**
 SBC Project No. **166/005-03-2008**

- B. WETS Plant Replacement & Studio Renovation** at
East Tennessee State University in Johnson City, Tennessee.
Estimated Project Cost: \$600,000.00
SBC Project No. 166/005-04-2008
- C. NBIC Roof Repairs** at
Tennessee State University in Nashville, Tennessee.
Estimated Project Cost: \$300,000.00
SBC Project No. 166/001-04-2008
- D. Network Infrastructure Improvements** at
Tennessee State University in Nashville, Tennessee.
Estimated Project Cost: \$1,300,000.00
SBC Project No. 166/001-05-2008
- E. Wilson Hall Interiors Upgrades** at
Tennessee State University in Nashville, Tennessee.
Estimated Project Cost: \$300,000.00
SBC Project No. 166/001-06-2008
- F. Johnson Hall Renovations** at
Tennessee Technological University in Cookeville, Tennessee.
Estimated Project Cost: \$300,000.00
SBC Project No. 166/011-01-2008
- G. Pierce Building Atrium Renovation** at
Northeast State Technical Community College in Blountville, Tennessee.
Estimated Project Cost: \$290,000.00
SBC Project No. 166/038-02-2008
- H. New Parking** at
Pellissippi State Technical Community College in Knoxville, Tennessee.
Estimated Project Cost: \$560,000.00
SBC Project No. 166/032-01-2008
- I. Culinary Lab Renovation** at
Southwest Tennessee Community College in Memphis, Tennessee.
Estimated Project Cost: \$480,000.00
SBC Project No. 166/033-01-2008
- J. Collision Repair Paint Booth** at
Tennessee Technology Center @ Paris in Paris, Tennessee.
Estimated Project Cost: \$90,000.00
SBC Project No. 166/079-01-2008

4) Approved the following Disclosed projects:

- A. Approved a request for acceptance of a gift-in-place construction for
Food Service Improvements at
Tennessee Technological University in Cookeville, Tennessee.
Estimated Project Cost: \$3,300,000.00
SBC Project No. 166/011-02-2008
- B. Approved a request for acceptance of a gift-in-place construction for
Baseball Concession Stand at
Cleveland State Community College in Cleveland, Tennessee.
Estimated Project Cost: \$65,000.00
SBC Project No. 166/013-02-2008
- C. Approved a request for acceptance of a gift-in-place construction for
McWherter Building UPS/Generator System at
Pellissippi State Technical Community College in Knoxville, Tennessee.
Estimated Project Cost: \$305,000.00
SBC Project No. 166/032-02-2008

5) Small projects per TCA § 49-7-132 and SBC Policy 2.01(A) 3

(multiple local expenditures each under \$100,000 that in six months exceed \$100,000 on a single building)

Approved the following projects and acknowledgement of the source of funding, all disclosed in the FY 08/09 budget cycle:

- A. **Dunn Hall Mechanical and Window Replacement** at
University of Memphis in Memphis, Tennessee.
Estimated Project Cost: \$200,000.00
SBC Project No. 166/007-04-2008
- B. **Fieldhouse HVAC Maintenance** at
University of Memphis in Memphis, Tennessee.
Estimated Project Cost: \$200,000.00
SBC Project No. 166/007-05-2008
- C. **Theater Seating and Carpet Replacement** at
University of Memphis in Memphis, Tennessee.
Estimated Project Cost: \$200,000.00
SBC Project No. 166/007-06-2008
- D. **Wilder Tower Mechanical & Interior Renovations** at
University of Memphis in Memphis, Tennessee.
Estimated Project Cost: \$150,000.00
SBC Project No. 166/007-07-2008

6) Approved the following new and existing Capital Outlay, Capital Maintenance, and Disclosed projects with additional requests:

- A. Approved a project and acknowledgment of source of funding for
Buc Ridge Apartment Addition and
approval of Best Value Option 3 for
East Tennessee State University in Johnson City, Tennessee, with
selection of a designer referred to the Subcommittee with authority to act.
- Estimated Project Cost: \$10,100,000.00
SBC Project No. 166/005-05-2008
- B. Approved a request for conceptual preplanning of a project and
acknowledgement of source of funding for
Center for Ag Biotechnology & Biosecurity at
Tennessee State University in Nashville, Tennessee, with
selection of a designer referred to the Subcommittee with authority to act.
- Estimated Project Cost: \$8,000,000.00
Estimated Pre-Planning Cost: \$ 75,000.00
SBC Project No. 166/001-07-2008
- C. Approved a request for a revision in scope and estimated project cost
from \$260,000.00 to \$710,000.00 (a \$450,000.00 increase) and
allocation of funding for
Fire Alarm System Replacement at
Volunteer State Community College in Gallatin, Tennessee.
- Revised Estimated Project Cost: \$710,000.00
SBC Project No. 166/025-03-2004

Statewide

- 1) Approved a project and acknowledgement of the source of funding, and
selection of fifteen designers to provide professional services as
Regional Design Consultants for
Systemwide Tennessee Board of Regents facilities, with
the selection of consultants referred to the Subcommittee with authority to act.
- Estimated Project Cost: \$ 850,000.00
SBC Project No. 166/000-01-2008

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$3,375,000.00 to \$3,502,000.00 (a \$127,000.00 increase) and acknowledgement of source of funding for
Soccer Facilities Development at
East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost: \$3,501,000.00
SBC Project No. 166/005-16-2005

- 2) Approved a request for a revision in estimated project cost from \$530,000.00 to \$623,823.25 (a \$93,823.25 increase) and acknowledgment of source of funding for
CoM Building 119 HVAC Repairs at
East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost: \$623,823.25
SBC Project No. 166/005-03-2007

- 3) Approved a request for a revision in estimated project cost from \$3,230,000.00 to \$3,143,500.00 (an \$86,500.00 decrease) and acknowledgment of source of funding for
Electrical Repair & Replacement at
East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost: \$3,143,500.00
SBC Project No. 166/005-02-2004

- 4) Approved a request for a revision in estimated project cost from \$1,000,000.00 to \$771,000.00 (a \$229,000.00 decrease) and acknowledgment of source of funding for
D. P. Culp Fire Alarm & Electrical Updates at
East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost: \$771,000.00
SBC Project No. 166/005-05-2006

- 5) Approved a request for a revision in estimated project cost from \$1,200,000.00 to \$1,515,500.00 (a \$315,500.00 increase) and acknowledgment of source of funding for
Electrical Repair & Replacement at
East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost: \$1,515,500.00
SBC Project No. 166/005-05-2007

University of Memphis, Memphis, Tennessee

- 1) Approved a request for a revision in estimated project cost from \$1,325,000.00 to \$1,550,000.00 (a \$225,000.00 increase) and acknowledgment of source of funding for
Recreation & Fitness Renovations at
University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost: \$1,550,000.00
SBC Project No. 166/007-03-2000

Chattanooga State Technical Community College, Chattanooga, Tennessee

- 1) Approved a request for a change in subcontractors for
Allied Health Facilities Improvements at
Chattanooga State Technical Community College, in Chattanooga, Tennessee.

Estimated Project Cost: \$29,560,000.00
SBC Project No. 166/012-03-2005

Dyersburg State Community College, Dyersburg, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$5,418,248.00 to \$5,468,248.00 (a \$50,000.00 increase) and acknowledgement of source of funding for
Student Center Addition & Renovation at
Dyersburg State Community College in Dyersburg, Tennessee.

Revised Estimated Project Cost: \$ 5,468,248.00
SBC Project No. 166/017-02-1992

Volunteer State Community College, Gallatin

- 1) Approved a request for a revision in estimated project cost and funding from \$9,000,000.00 to \$9,800,000.00 (a \$800,000.00 increase) and acknowledgment of source of funding of the project for **Tornado Damage Remediation** at **Volunteer State Community College** in Gallatin, Tennessee.

Revised Estimated Project Cost:

\$9,800,000.00

SBC Project No. 166/025-01-2006

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DEPARTMENT OF FINANCE AND ADMINISTRATION

10:48 a.m.

LINE-ITEM APPROPRIATIONS

- 1) Approved the following line-item project:

A. Grant – TN Performing Arts Center
(Maintenance)
Estimated Project Cost: \$300,000.00
SBC Project No. 529/075-01-2008

NATIONAL CIVIL RIGHTS MUSEUM, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding from \$200,000.00 to \$500,000.00 (\$300,000.00 increase) of a **Maintenance** grant to the National Civil Rights Museum, Memphis, Tennessee. In response to questioning, Mr. Fitts said that the State has responsibility for major maintenance of the Museum, and that monies are appropriated by the State for that purpose. He said that his office recently went to Memphis to do a facility survey, and would submit a report to them next month in accordance with the terms of the Lease. After discussion, the request was approved as presented.

Revised Estimated Project Cost: \$500,000.00
SBC Project No. 160/020-01-2007

STATEWIDE

- 1) Approved a request for a revision in funding from \$4,200,000.00 to \$5,000,000.00 (\$800,000.00 increase) of a project for **Asbestos Management Compliance** at facilities, statewide.

Revised Estimated Project Cost: \$5,000,000.00
SBC Project No. 529/000-08-1997

STATE LIBRARY & ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in estimated planning cost from \$2,100,000.00 to \$3,100,000.00 (\$1,000,000.00 increase) of a project for **New Library and Archives Building**, at Nashville, Tennessee.

Estimated Project Cost: \$76,000,000.00
Revised Estimated Planning Cost: \$ 3,100,000.00
SBC Project No. 529/043-01-2005

DAVY CROCKETT TOWER, NASHVILLE, TENNESSEE

- 1) Approved a request to allocate funding and authorization to proceed with a project for **Interior Renovations** at Davy Crockett Tower, Nashville, Tennessee.

Estimated Project Cost: **\$8,100,000.00**
SBC Project No. 529/077-01-2008

TENNESSEE BUREAU OF INVESTIGATION, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$14,300,000.00 to \$15,050,000.00 (\$750,000.00 increase) of a project for **New Regional Consolidated Facility** at Knoxville, Tennessee.

Revised Estimated Project Cost: **\$15,050,000.00**
SBC Project No. 500/003-01-2005

UPPER CUMBERLAND REGIONAL HEALTH FACILITY, COOKEVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$14,900,000.00 to \$15,400,000.00 (\$500,000.00 increase) of a project for **New Facility** at Upper Cumberland Regional Health Facility, Cookeville, Tennessee

Revised Estimated Project Cost: **\$15,400,000.00**
SBC Project No. 408/009-01-2004

SHELBY COUNTY FORENSIC CENTER, MEMPHIS, TENNESSEE

- 1) Approved the selection of Inman Construction Corporation, Memphis, as Construction Manager / General Contractor identified through the evaluation of an RFP for **Shelby County Forensic Center**, Memphis, Tennessee.

Estimated Project Cost: **\$13,000,000.00**
SBC Project No. 400/000-01-2005

STATEWIDE

- 1) Approved a request to employ **Consultants** to assist Real Property Administration with professional design services from October 1, 2008 through September 30, 2009:

Estimated Project Cost: \$500,000.00

SBC Project No. 529/000-04-2008

KNOXVILLE STATE OFFICE BUILDING, KNOXVILLE, TENNESSEE

- 1) Approved a request to cancel a project for **Program Planning** to determine extent of renovation needed to bring Knoxville State Office Building into minimum State standard for tenant occupation and operation.

Estimated Project Cost: \$100,000.00

SBC Project No. 526/070-01-2005

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on June 12, 2008.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED
10% OF BASE CONTRACT AMOUNT**

- 1) **Tennessee School for the Blind**
(Exterior Wall Repairs)
Change Order No. 6
Change Order Amount: \$25,305.00
Change Order Percent: 5.26
Cumulative Percent 31.17
SBC Project No. 168/005-01-2006
- 2) **Andrew Johnson Tower**
(Server Room)
Change Order No. 1
Change Order Amount: \$21,891.74
Change Order Percent: 15.64
Cumulative Percent 15.64
SBC Project No. 529/078-01-2007
- 3) **Nashville Veterans Cemetery**
(Site Building Remediation)
Change Order No. 1
Change Order Amount: \$12,759.00
Change Order Percent: 13.28
Cumulative Percent 13.28
SBC Project No. 682/000-02-2006
- 4) **Big Ridge State Park**
(Campground Repairs)
Change Order No. 7
Change Order Amount: \$7,356.00
Change Order Percent: 1.35
Cumulative Percent 21.71
SBC Project No. 126/009-01-2005
- 5) **Bicentennial Mall State Park**
(Maintenance)
Change Order No. 2
Change Order Amount: \$53,455.47
Change Order Percent: 7.6
Cumulative Percent 10.08
SBC Project No. 126/124-01-2004

- 6) **Middle Tennessee State University**
(Family Housing Renovations)
Change Order No. 23
Change Order Amount: \$4,612.78
Change Order Percent: 0.17
Cumulative Percent 23.34
SBC Project No. 166/009-07-2004
- 7) **Walters State Community College**
(Public Safety Center)
Change Order No. 10
Change Order Amount: \$1,173.32
Change Order Percent: 0.04
Cumulative Percent 12.02
SBC Project No. 166/023-01-1997

SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on May 19, 2008.

DESIGNER SELECTION LIST

- 1) The designer selections were referred to the Subcommittee with authority to act.

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There being no further business, the meeting adjourned at 10:51 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration